Why Doors Start Sticking After The Ground Moves

When a door starts sticking in a windows and doors Celina Windows of Celina Collin County home, the problem is frequently tied to the slab shifting rather than the door itself.

The frame may be square when the home is built, but once the slab settles unevenly, that square starts to distort.

You will usually notice the issue in predictable ways, such as the latch needing extra pressure, the top corner of the door scraping the jamb, or a gap changing from one side of the frame to the other.

An experienced foundation repair company can confirm the cause with a quick inspection.

How Expansive Clay Soil Affects Homes In This Area

Much of Collin County sits on expansive clay soil, and that soil is a big part of the story.

This movement does not always show up as a dramatic crack or a clearly tilted floor.

People replace weatherstripping, plane the edge, or adjust the hinges, and those fixes may help for a while, but they do not address the underlying movement.

A sticking door can tell you which part of the house is moving, especially when paired with diagonal wall cracks, ceiling separation, or windows that no longer open smoothly.

Signs The Problem Is Structural, Not Just A Hardware Issue

Foundation movement tends to create a broader pattern across the home.

Look for these common signs:

- The door swings open or closed on its own after you set it in place.
- The latch barely reaches the strike plate, or it only catches if you lift the door.
- There is visible separation between trim and drywall near the top corners.
- Multiple interior doors begin sticking around the same time.
- Windows and doors often react to the same foundation change.

The distribution of the problem matters as much as the symptom itself. If every issue appears along one wing of the home, that is a strong clue that the slab on that side has shifted more than the rest.

If the door changes after a dry spell, after heavy rain, or after a long run of hot weather, the soil underneath may be the real driver.

What A Real Inspection Looks For

That broader view helps separate a simple carpentry repair from a foundation issue that needs a different fix.

If the whole home has moved in one direction, the symptoms may show up more widely, including crown molding gaps, cracked tile, or uneven baseboards.

They may also look for moisture clues outside, drainage issues around the foundation, or grading that pushes water toward the house.

The repair approach should match the movement pattern, not just the stuck door.

That sequence matters, because making the door perfect before the foundation is stable often wastes time and money.

What Homeowners Can Do Before The Problem Gets Worse

There are a few practical steps homeowners can take once a door starts misbehaving.

If the same side of the home shows sticking doors and visible cracking, that pattern is worth taking seriously.

If the frame keeps shifting, the symptoms usually return, and the repair bill can grow if the door or trim gets repeatedly damaged.

The best approach is to identify whether the house is moving and how far.

When doors start misaligning, the house is often trying to tell you something early.